

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: February 10, 2025

Time: 3:25 pm

1. CALL TO ORDER:

Chairman Mayor Coffman called the meeting of the Aurora Urban Renewal Authority to order.

2. ROLL CALL: Kadee Rodriguez, Deputy City Clerk

PRESIDING:	Chairman Coffman
COMMISSIONERS PRESENT:	Coombs, Gardner, Hancock, Jurinsky, Kassaw, Lawson, Medina, Murillo, Sundberg
COMMISSIONERS ABSENT:	Baca, Bergan, Watson
COMMISSIONERS ARRIVING AFTER ROLL CALL:	
OFFICIALS PRESENT:	Jason Batchelor, AURA Executive Director Andrea Amonick, AURA Manager Laura Perry, Deputy City Manager Melissa Rogers, Urban Renewal Supervisor Planning and Business Development

3. APPROVAL OF MINUTES

3.a. January 13, 2025, AURA Regular Meeting Minutes

Chair Coffman called for a motion to approve the minutes from the January 13, 2025, meeting, it was moved by Commissioner Coombs and seconded by Commissioner Lawson. The motion was approved unanimously, with all commissioners voting in favor.

Motion passes to adopt the Minutes.

4. BILLS AND COMMUNICATIONS

5. REGULAR AURA MEETING

5.a. Consideration of a Cooperative Agreement Between the Aurora Urban Renewal Authority and the Gardens on Havana Metropolitan District No's. 2 and 3

AURA R2025-02 A RESOLUTION OF THE AURORA URBAN RENEWAL AUTHORITY OF THE CITY OF AURORA, COLORADO EXPRESSING THE AURORA URBAN RENEWAL AUTHORITY'S APPROVAL OF THE COOPERATION AGREEMENT BY AND BETWEEN THE AURORA URBAN RENEWAL AUTHORITY, THE GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 2, AND GARDENS ON HAVANA METROPOLITAN DISTRICT NO. 3

Melissa Rogers, Urban Renewal Supervisor in Planning and Business Development, presented a cooperation agreement between the AURA and the Gardens on Havana Metropolitan Districts No. 2 and 3. She provided background on the Buckingham Urban Renewal Area, which was established in 2008 following years of planning along the Havana corridor. The area was identified as a key activity node, leading to the development of a \$110 million lifestyle center between 2009 and 2010. Major retail anchors in the area include Kohl's, Target, Petco, Ulta Beauty, Office Depot, and Sprouts.

Ms. Rogers explained that AURA previously facilitated the transformation of the former Buckingham Square Mall into a modern retail center through a \$12 million incentive agreement that supported significant public infrastructure upgrades. The 15-year incentive agreement ended in June 2024, but the tax increment financing (TIF) district remains active through 2033 unless closed earlier. AURA is legally obligated under the urban renewal plan to continue passing property tax revenues to the metropolitan districts, necessitating a formal cooperation agreement.

Chairman Coffman inquired whether there was an action item associated with the presentation. Ms. Rogers confirmed that the proposal required a vote on a resolution to approve the cooperation agreement.

Chair Coffman called for a motion to approve item 5a. Moved by Commissioner Gardner, seconded by Commissioner Jurinsky. The motion passed with unanimous approval.

VOTE ON BOARD RECOMMENDATION:

Voting Aye: Coffman, Coombs, Gardner, Jurinsky, Kassaw, Lawson, Medina, Murillo, Sundberg.

Voting Nay: None

Motion passes to adopt the Resolution.

6. ADJOURNMENT

Chair Mayor Coffman adjourned the meeting of the Aurora Urban Renewal Authority. He noted that City Council members would recess until 3:45 PM for the study session.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary